

## COUNTY OF FAIRFAX, VIRGINIA

### SPECIAL PERMIT RESOLUTION OF THE BOARD OF ZONING APPEALS

FLORENCE E. CAMPBELL, SP 2013-MV-079 Appl. under Sect(s). 8-301 of the Zoning Ordinance to permit a home child care facility. Located at 8807 Oak Leaf Dr., Alexandria, 22309, on approx. 21,791 sq. ft. of land zoned R-2. Mt. Vernon District. Tax Map 110-1 ((3)) 27. Mr. Byers moved that the Board of Zoning Appeals adopt the following resolution:

WHEREAS, the captioned application has been properly filed in accordance with the requirements of all applicable State and County Codes and with the by-laws of the Fairfax County Board of Zoning Appeals; and

WHEREAS, following proper notice to the public, a public hearing was held by the Board on December 18, 2013; and

WHEREAS, the Board has made the following findings of fact:

1. The applicant is the owner of the land.
2. The zoning is R-2.
3. The area of the lot is 21,791 square feet.
4. The Board has a favorable staff recommendation.
5. Ms. Campbell is an experienced childcare provider.
6. She has a Commonwealth of Virginia license that is effective through August 5, 2015.
7. The Board has two letters of support from the standpoint of this application.

AND WHEREAS, the Board of Zoning Appeals has reached the following conclusions of law:

THAT the applicant has presented testimony indicating compliance with the general standards for Special Permit Uses as set forth in Sect. 8-006 and the additional standards for this use as contained in the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED that the subject application is **APPROVED** with the following limitations:

1. This approval is granted to the applicant, Florence E. Campbell, only, and is not transferable without further action of the Board, and is for the location indicated on the application, 8807 Oak Leaf Drive, and is not transferable to other land.
2. This special permit is granted only for the purpose(s), structure(s) and/or use(s) indicated on the plat entitled, "Plat, House Location Survey, Lot 27, Mary Lea Park," prepared by Wesley N. Ridgeway, C.S., as revised by the homeowner, F. Campbell on November 1, 2013, and as accepted by the Department of Planning and Zoning on November 18, 2013, and approved with this application, as qualified by these development conditions.

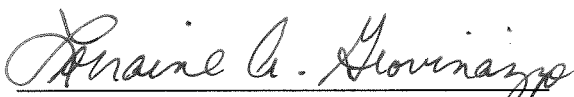
3. A copy of this Special Permit **SHALL BE POSTED in a conspicuous place on the property** of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. The maximum hours of operation of the home child care facility shall be limited to 7:00 a.m. to 6:00 p.m., Monday through Friday.
5. The dwelling that contains the child care facility shall be the primary residence of the applicant.
6. The maximum number of children on site at any one time shall be twelve, excluding the applicant's own children.
7. All pick-up and drop-off of children shall take place in the driveway.
8. A minimum of six parking spaces shall be provided on the subject parcel within the areas of existing paving.
9. All vehicles owned by the members of the residence shall be parked on the street during operating hours of the home child care facility.
10. There shall be no signage associated with the home child care facility.

This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, twelve (12) months after the date of approval unless the use has been established as outlined above. The Board of Zoning Appeals may grant additional time to establish the use if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Mr. Hammack seconded the motion, which carried by a vote of 7-0.

A Copy Teste:

  
Lorraine A. Giovinazzo, Deputy Clerk  
Board of Zoning Appeals